

HILL ROAD PROPERTY

Preliminary Plan of Subdivision

TCP1-005-2024

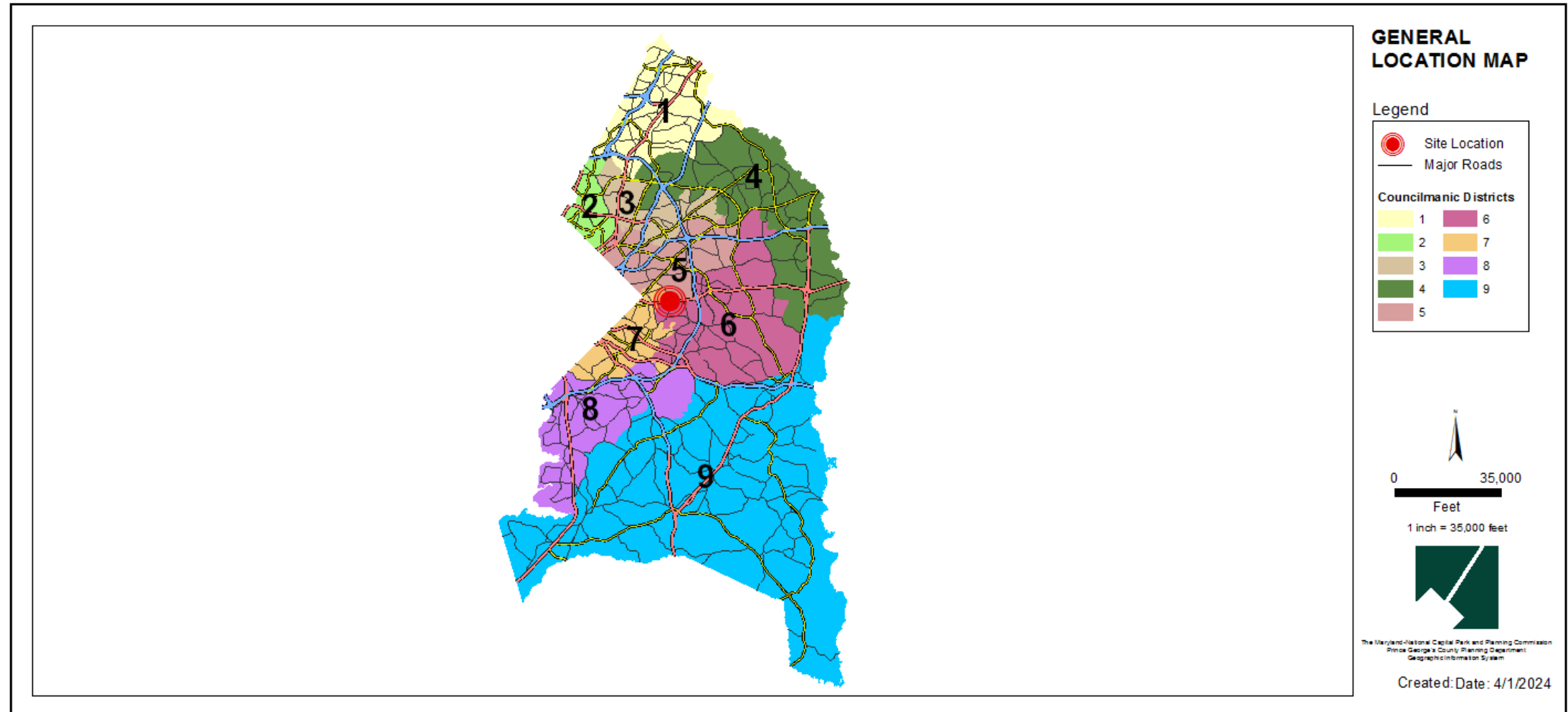
Staff Recommendation: APPROVAL with conditions



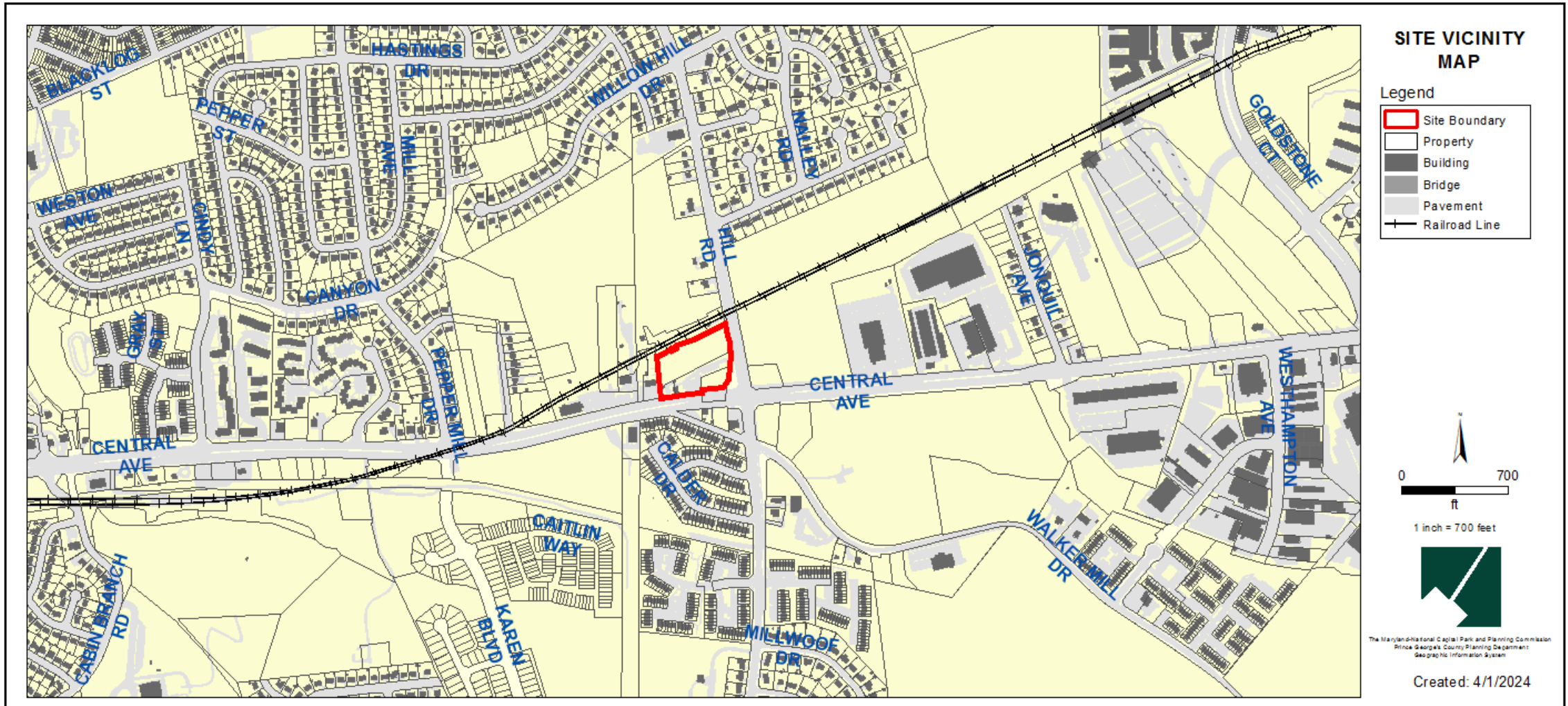
GENERAL LOCATION MAP

Council District: 07

Planning Area: 72



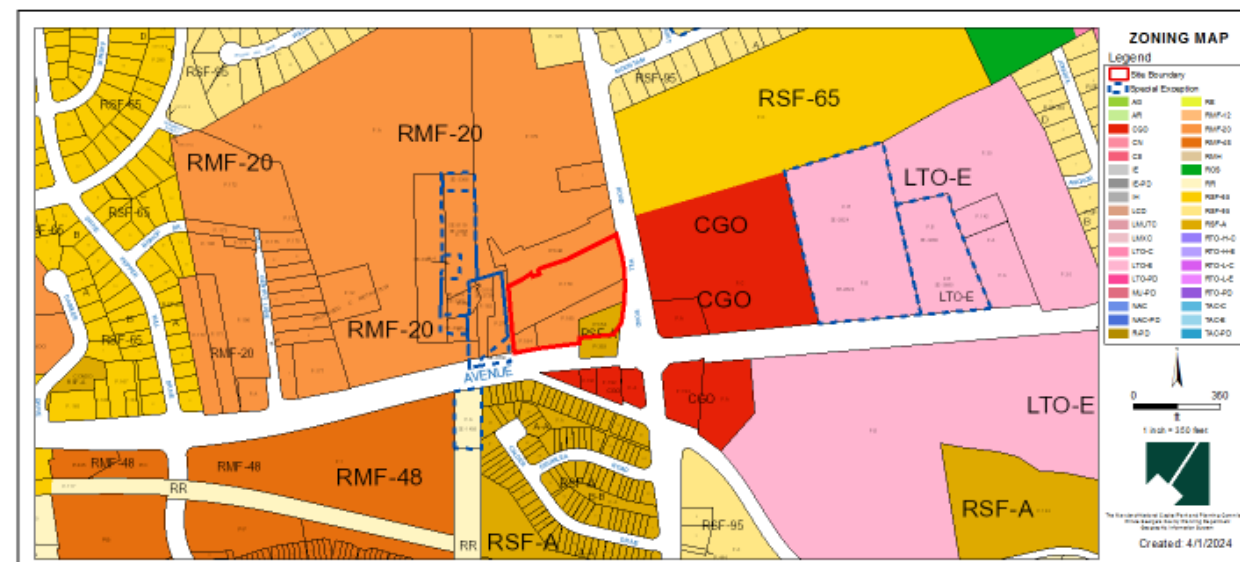
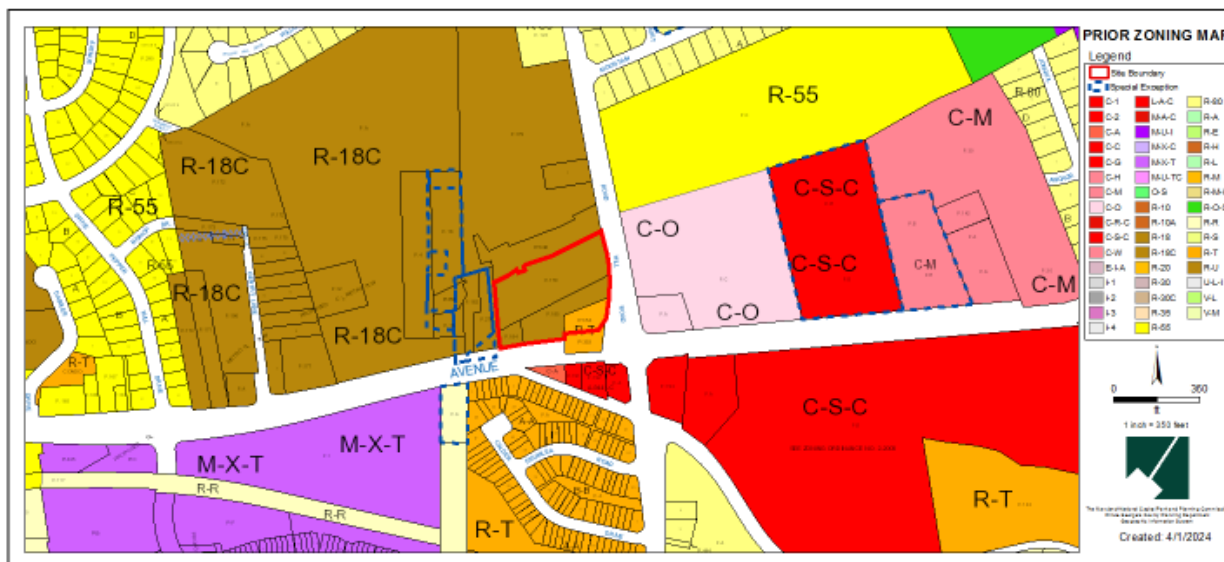
SITE VICINITY MAP



ZONING MAP (PRIOR & CURRENT)

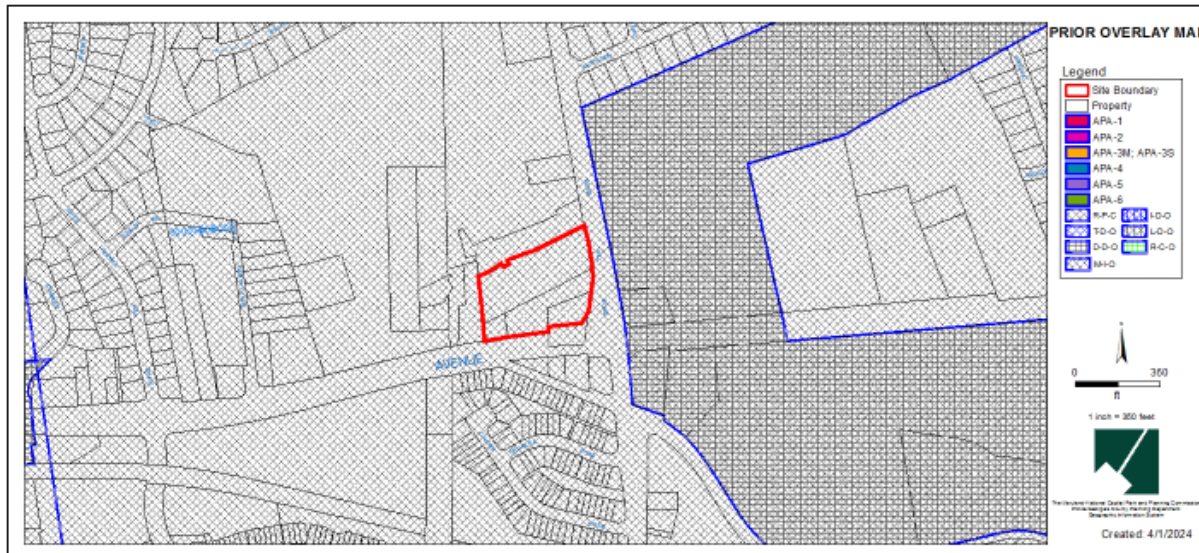
Prior Property Zone: R-18C/R-T

Current Property Zone: RMF-20/RSF-A



OVERLAY MAP (PRIOR & CURRENT)

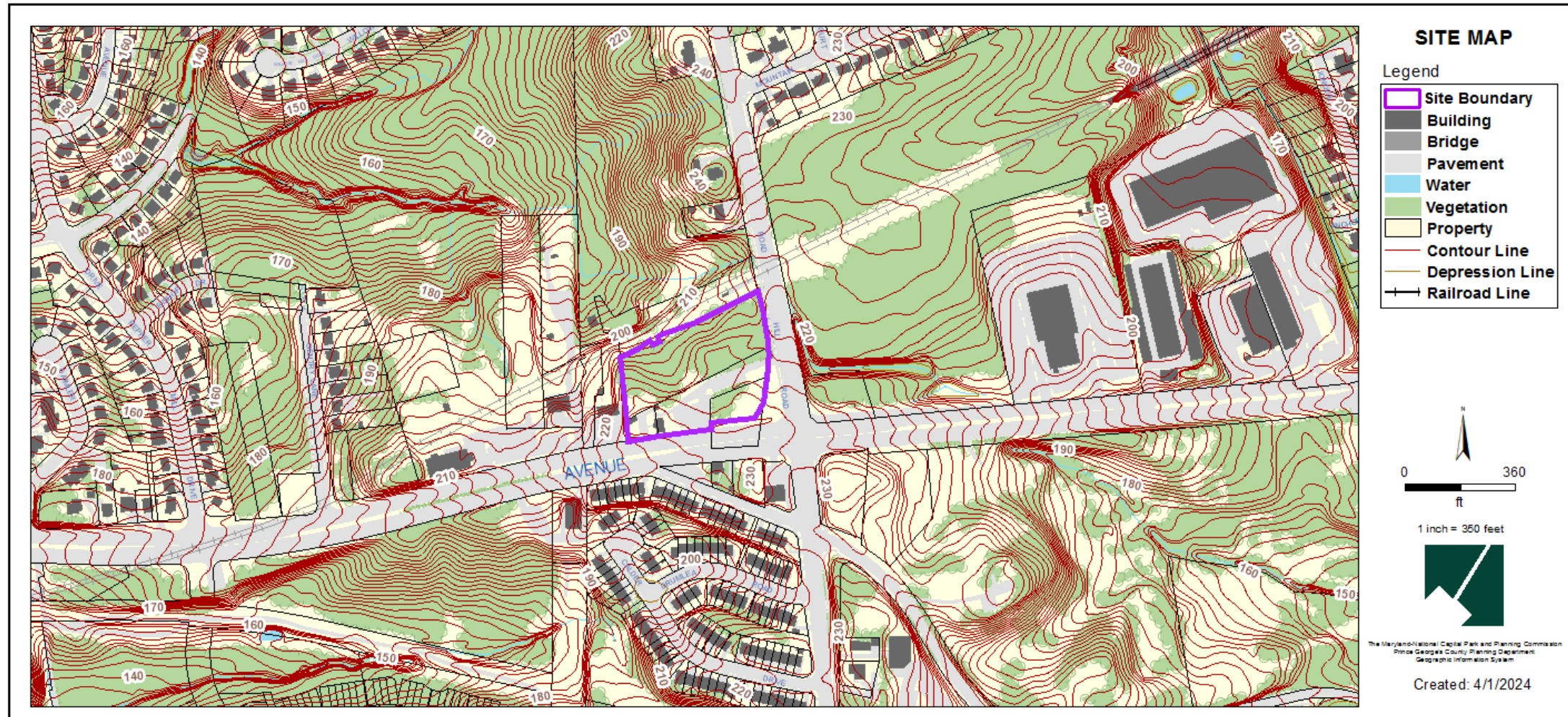
Prior Property Overlay: M-I-O



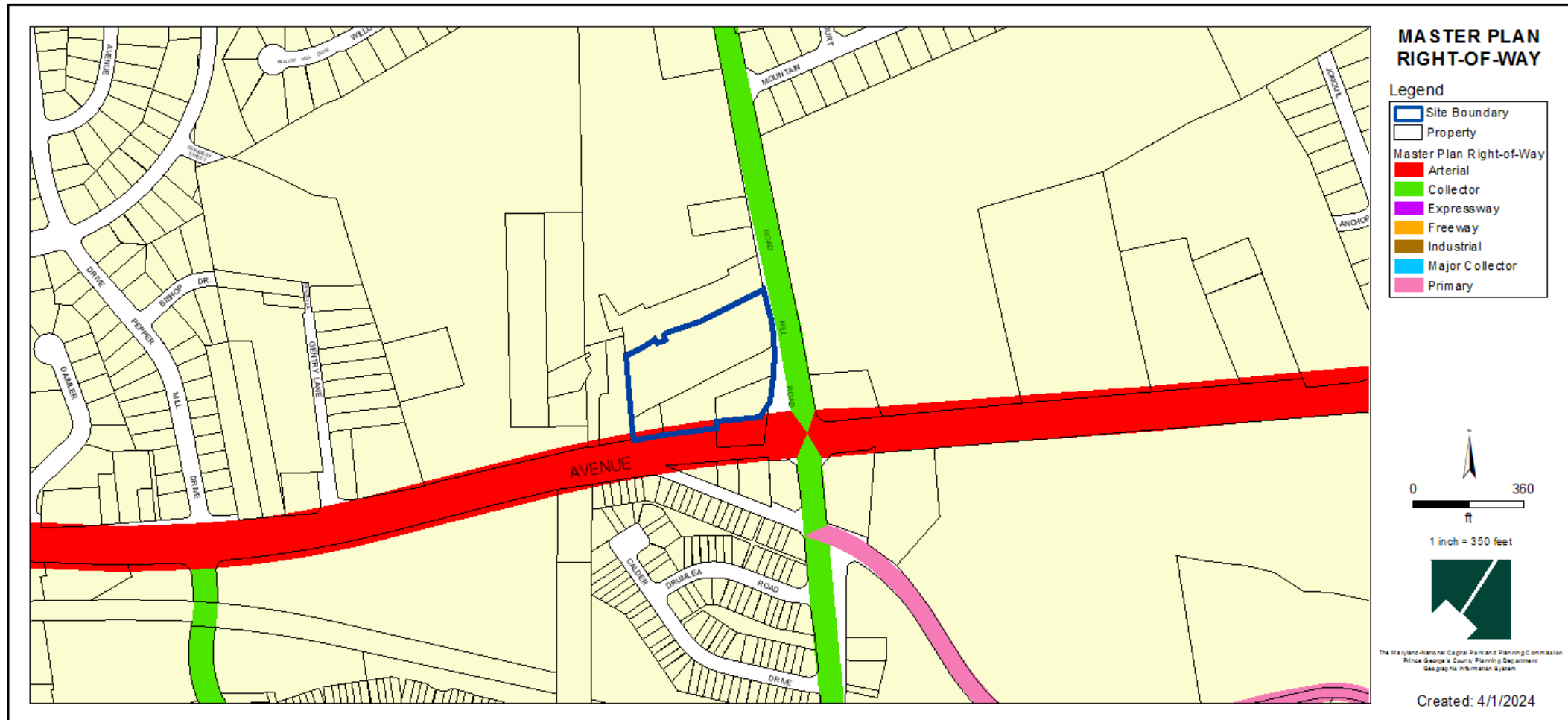
Current Property Overlay: MIO



SITE MAP



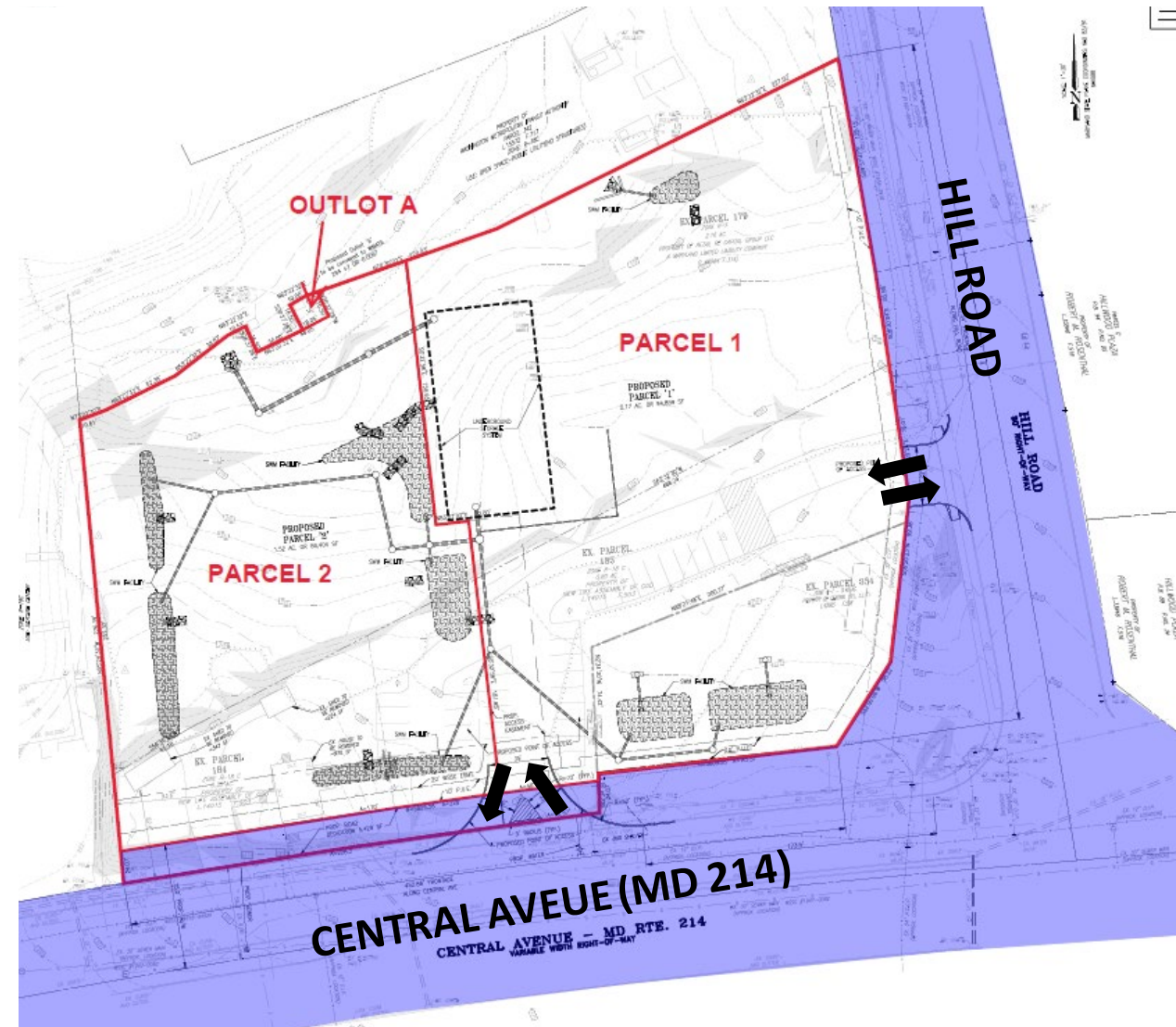
MASTER PLAN RIGHT-OF-WAY MAP



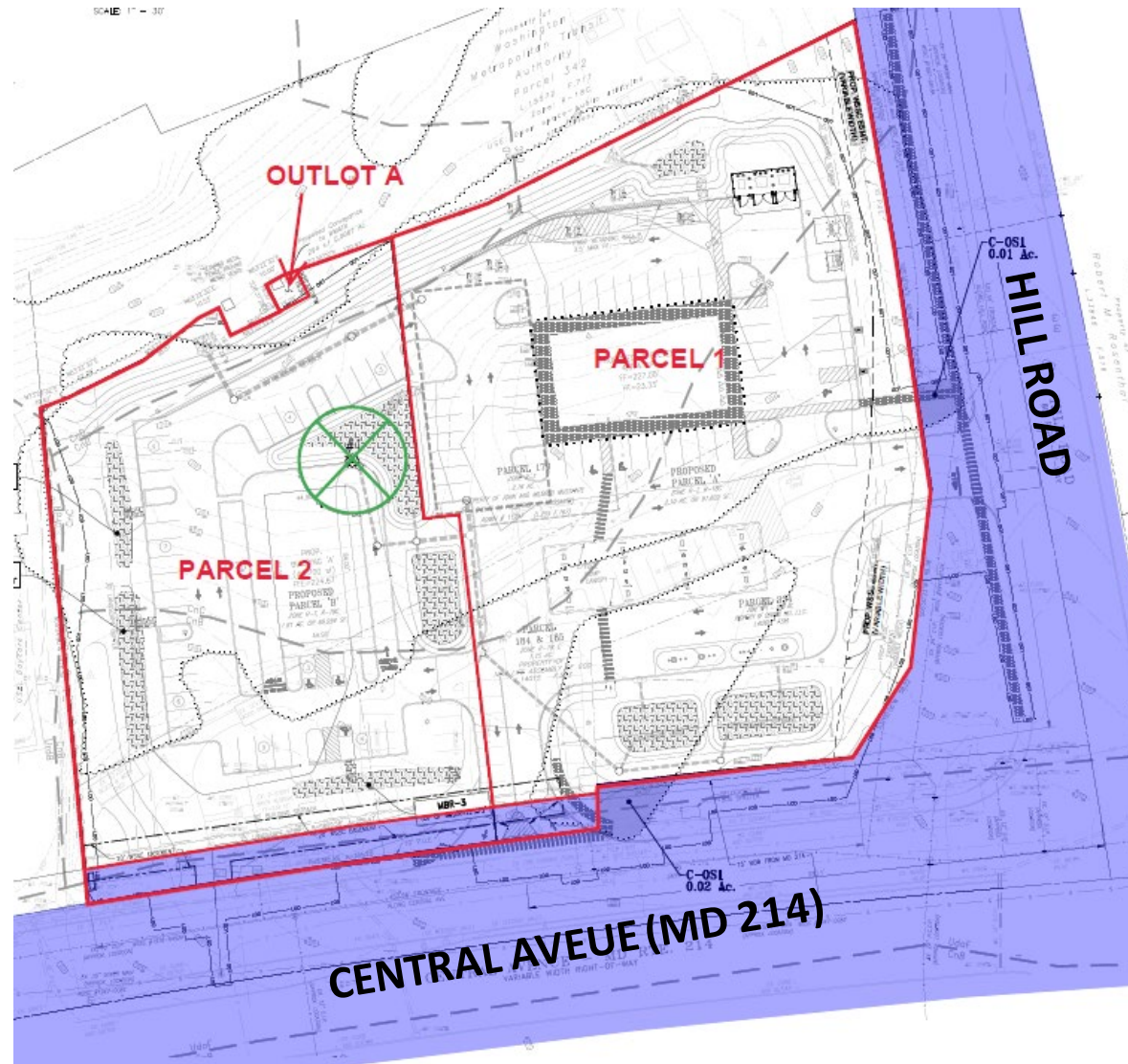
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



PRELIMINARY PLAN OF SUBDIVISION



TYPE I TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with Conditions

- Preliminary Plan of Subdivision 4-22014
- Type 1 Tree Conservation Plan TCP1-005-2024
- Variance to Section 25-122(b)(1)(G)
- Variation from Section 24-121(a)(3)

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 2/25/2022
- Acceptance Mailing: 2/8/2024